



Louisiana Housing Finance Agency

**Full Board Meeting Minutes
Board of Commissioners
Louisiana Housing Finance Agency**

**Wednesday, November 9, 2011
2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
12:00 P.M.**

Commissioners Present

Allison A. Jones
Guy T. Williams
Michael L. Airhart
Katie Anderson
Jerome Boykin, Sr.
Joseph M. Scontrino, III
Frank H. Thaxton, III
Alice Washington obo John N. Kennedy
Donald B. Vallee
Elsenia Young

Commissioners Absent

Adena R. Boris
Mayson H. Foster
Neal P. Miller

Staff Present

Barry E. Brooks
Alesia Wilkins-Braxton
Brenda Evans
Charlette Minor
Rebekah Ward

Rene Landry
Mary Antoon
Marjorianna Willman
Ricky Patterson
Joseph Durnin
Danny Veals
Jeff DeGraff
Calvin Humble
Ruth Wesley
Natasha Anderson
Louis Russell
Jonathan Wesley
Edselle Keith Cunningham, Jr.
Christine Bratkowski
Leslie C. Strahan
Jessica Guinn

Others Present

See Sign-In Sheet

CALL TO ORDER

Chairperson Allison A. Jones called the meeting to order at 12:12 P.M. Board Secretary and Coordinator Barry E. Brooks called the roll; there was a quorum. There was thereafter an introduction of guests.

APPROVAL OF MINUTES

On a motion by Commissioner Joseph B. Scontrino, III, seconded by Commissioner Guy T. Williams, the Minutes of the Full Board Meeting held October 12, 2011, were approved unanimously.

CHAIRPERSON'S REPORT

Chair Jones advised everyone that New Orleans Councilmember Stacy Head would not be in attendance, and therefore the discussion regarding Compliance Issues in District B would be DEFERRED until the December 14th BOCM.

ACTING-PRESIDENT'S REPORT

LHFA Acting-President Alesia Wilkins-Braxton advised that the Asset Management Committee met at Willowbrook Apartments on November 8th to discuss ways to increase tenant occupancy. Thereafter, there was a tour of the Village de Jardin (VDJ) development, which is progressing well. She noted that the VDJ buildings would be completed in November/December 2011; that there would be a tour of the Capital City South development sometime prior to the December 14th BOCM; that the Bank of America matter options were still being discussed; and finally, that the HUD Performance-Based Contract Administration (PBCA) matters were still being discussed.

MULTIFAMILY RENTAL HOUSING COMMITTEE

Multifamily Rental Housing Committee(MFC) Chair Guy T. Williams advised that there had been a meeting earlier, but that they did not have a quorum.

The first item to be discussed was a resolution regarding 1501 Canal Senior Housing Project, of which Chair Williams noted that the Committee was recommending approval.

Program Administrator Brenda Evans briefly went over the specifics thereof, and noted that staff was recommending approval.

On a motion by Commissioner Guy T. Williams and seconded by Commissioner Katie Anderson, the resolution of intention to issue not exceeding Twenty-Two Million Dollars (\$22,000,000.00) Multifamily Housing Revenue Bonds (1501 Canal Senior Housing Project, 1501 Canal Street, New Orleans, Orleans Parish) in one or more series to finance the acquisition, rehabilitation and equipping of a multifamily housing development within the State of Louisiana; and providing for other matters in connection with the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Next item discussed was the resolution regarding The Garden Senior Apartments Project. Ms. Evans briefly went over the specifics thereof. Chair Williams noted that the Committee was recommending approval accordingly.

On a motion by Commissioner Guy T. Williams and seconded by Commissioner Donald B. Vallee, the resolution accepting the proposal of Merchant Capital, L.L.C. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Four Million, Five Thousand Dollars (\$4,500,000.00) Louisiana Housing Finance Agency Multifamily Housing Revenue Bonds (The Garden Senior Apartments Project) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing, was moved

to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Next item discussed was the resolution regarding a material change to the Joie de Vivre project. Chair Williams noted that the Committee was recommending approval accordingly.

On a motion by Commissioner Guy T. Williams and seconded by Commissioner Katie Anderson, the resolution conditionally authorizing the Removal of the Managing General Partner, Acadiana Outreach Center from Joie De Vivre, #2010-61, (located at 519 S. Pierce Street, Lafayette, Louisiana) as stipulated in the 2010 Qualified Allocation Plan (QAP) by Louisiana Housing Finance Agency with respect to project's submitting a request for such removal of the managing general partner; and providing for other matters in connection with the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Next item discussed was the status of Low Income Housing Tax Credits (LIHTC) and other projects matters. Chair Williams noted that the matter had been deferred to Full Board by the MFC.

Ms. Evans then went over the specifics of the matter, discussing first an update on the GO Zone Credit Availability Initiative. She presented to the Board a handout dealing with acquisition rehab submittals. She noted additionally that of the 14 acquisition rehab projects submitted, 13 were able to present evidence of having closed by the November 7, 2011 deadline. She also noted that project #14 (Magnolia Trace Apartments) had returned their credits.

Additionally, Ms. Evans noted that project #5 on the list (Village du Lac) was originally approved for 200 units, but that the actual number of units would be 140, and that if the Board approved thereof, staff would need an updated application and a new Feasibility and Viability (F&V) analysis would need to be conducted.

A motion was made by Commissioner Donald Vallee and seconded by Commissioner Katie Anderson, to Suspend the Rules to Add to the Agenda the matter regarding the approval of a material change to the Village du Lac Project; and providing for other matters in connection with the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed unanimously.

Commissioner Vallee requested that the applicant advise the BOC why the material change should be approved.

Ms. Pam Hammond, representing the Diocese of Lafayette, addressed the BOC. Ms. Hammond went over the specifics of the matter, noting that they received a reservation letter from the Agency and subsequently visited the site and determined that their costs needed to be altered and that a 40-unit building needed to be demolished instead of simply being rehabbed; that HUD has given them preliminary approval to do such; that around October 26-27, 2011, they were informed by LHFA that HOME funds could only be used by non-profit owners and not for tax

credit projects; that HUD has assured them they would get any necessary waivers; that HUD has given them approval to transfer to a non-profit entity; and that they were requesting the BOC approve their request subject to an F&V analysis.

There were further brief discussions on the aforementioned matter by the BOC, Ms. Evans, and Ms. Hammond.

On a motion by Commissioner Donald B. Vallee and seconded by Commissioner Guy T. Williams, the resolution conditionally authorizing the reduction of the number of LIHTC units from two-hundred units to one-hundred forty tax credit units as stipulated in the 2011/12 Qualified Allocation Plan (QAP) by Louisiana Housing Finance Agency with respect to project submitting a request for such material change; and providing for other matters in connection with the foregoing, was moved to debate. There being no further discussion, opposition, or public comments the matter passed. There was one (1) NO vote from Commissioner Michael L. Airhart.

Commissioner Vallee inquired on the Douglas and Andry and Esplanade project matters. Ms. Evans advised that information regarding the project was on page MF-104 and 106, respectively, in the binders.

Ms. Kelly Longwell addressed the Board expressing her disappointment that the matters were going to be discussed without having been placed on the Agenda such that the developer Gulf Coast Housing Partnership (GCHP) could be present. She also advised that the project was not dead; and that the State Bond Commission was requesting a letter of support from the Mayor of New Orleans. She thereafter reiterated her disappointment over the matter(s) being discussed and not being on the Agenda. There were further discussions between Ms. Longwell and Commissioner Vallee on the matter(s).

Chair Williams inquired on the Cornerstone on Claiborne Avenue matter. Ms. Evans advised that she was deferring to Ricky Patterson of the LHFA Compliance Group to provide a response. Mr. Patterson advised that the 8823's had been issued; also noting that the property had been boarded up since Hurricane Katrina and that the owners had not been able to secure any funds to reopen them. He also briefly discussed the 200 Carondelet Street building, noting that the sidewalk issue in the matter was not an Agency compliance issue.

Ms. Longwell noted that the issue at 200 Carondelet Street was that the tenants were going outside to smoke, and that she'd be discussing the matter with New Orleans Councilmember Stacy Head at an upcoming meeting.

There were further exchanges between Ms. Longwell and Commissioner Vallee on the aforementioned matter.

Commissioner Thaxton requested that said discussions cease and that the meeting move forward with the other Agenda items.

ASSET MANAGEMENT COMMITTEE

Asset Management Committee (AMC) Chair Donald B. Vallee noted that the Committee had met earlier.

Chair Vallee advised that most of their update information regarding Willowbrook, Village de Jardin, and Capital City South had already been discussed during the Acting-President's Report.

Chair Vallee noted that in December the AMC would be presenting a request for the current Willowbrook Property Management contract be extended for an additional thirty (30) days; that Latter and Blum's Property Management contract for Village de Jardin is set for completion within the next week; that he had presented to Commissioner Thaxton and Commissioner Adena Boris very nice glass plaques for their efforts in reducing the costs of the Furniture, Fixtures, and Equipment for Village de Jardin; and finally, that he anticipated completion of the Capital City South Apartments by March 2012.

ENERGY ASSISTANCE COMMITTEE

Energy Assistance Committee (EAC) Chair Katie Anderson noted that the Committee had met earlier, and had no action items. She advised that the usual activity reports and program summaries were in the binders; that WAP would be ending in March 2012 with a possible extension by the Department of Energy; and that LACAP was readily preparing for whatever the final decision would be concerning the extension.

SINGLE FAMILY COMMITTEE

Single Family Committee (SFC) Chair Joseph M. Scontrino, III, noted that the Committee had met earlier, and that there were no action items needing BOC approval.

Program Administrator Brenda Evans discussed the 2011A Program Update and Whole Loan Report matters.

Ms. Evans noted that the aforementioned information was in the binder.

Ms. Evans also noted that production for October 2011 was \$3M, compared to \$11M in October 2010. She advised that staff were in the process of conducting surveys to ascertain why the production levels had fallen off by \$8M since last year.

Chair Scontrino noted that they were having regular teleconferences on the Bank of America Master Servicer matter and would most likely need some participation on the matter from the Legal Committee.

Commissioner Airhart advised the BOC that the mortgage industry had created an educational foundation to teach first time homebuyers education, and that the Credit Bureau of Baton Rouge had been awarded a grant of \$93K to teach homebuyer continuing education statewide.

SPECIAL PROGRAMS – HOME COMMITTEE

In the absence of Special Programs Home Committee (SPHC) Chair Neal P. Miller, Board Chair Jones advised that the Committee had met earlier, and that information on program activities was in the binders.

Chair Jones also noted that a report would be in the official records on the history of HOME funds at the Agency so there "...would be a clear record of what progress we had made in improving the efficiency with which we have used these funds...."

OTHER BUSINESS

N/A

ADJOURNMENT

There being no other matters to discuss, Commissioner Joseph M. Scontrino, III, offered a motion for adjournment that was seconded by Commissioner Guy T. Williams. There being no discussion or opposition, the matter was unanimously passed.

The Full Board meeting adjourned at 1:00 PM.


Chairperson


Secretary